

**Firmin
& Co.**
FOR SALE
01733 259995
www.firminandco.co.uk

19 Peterborough Road
Crowland PE6 0BB
£154,995



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Enjoying easy access to the town centre and its many amenities, this established semi detached house is the ideal first time purchase or investment property and is also conveniently located to the A16 Peterborough Spalding Road.

With electric central heating the accommodation comprises; comfortable size lounge leading through to a Breakfast Room with fitted storage units and the stairs to the first floor landing. An opening goes through to the 'L' shape Kitchen area and the family Shower Room.

The first floor Landing leads to two double Bedrooms.

Outside are gardens front and rear.

Viewing of this well presented property is strongly urged to appreciate its convenient location and value for money.

Council Tax A
Tenure Freehold





Lounge
11'9" x 11'6" (3.59m x 3.51m)

Breakfast Room
11'6" max x 8'5" (3.51m max x 2.59m)
Stairs to the first floor, opening through to

Kitchen Area
9'1" max decreasing to 4'2" x 8'6" max
(2.77m max decreasing to 1.29m x 2.60m max)

'L Shape Room' base and eye level kitchen units with integrated electric oven and hob with cooker hood above. Plumbing for a washing machine. Door to the rear garden.



Shower Room

First Floor Landing
Doors to

Bedroom 1
11'6" x 11'10" (3.51m x 3.62m)

Bedroom 2
8'11" x 8'6" (2.74m x 2.60m)

Outside
To the front of the property is an enclosed garden with gated side access. The rear garden is mainly laid to lawn with a good size patio area.



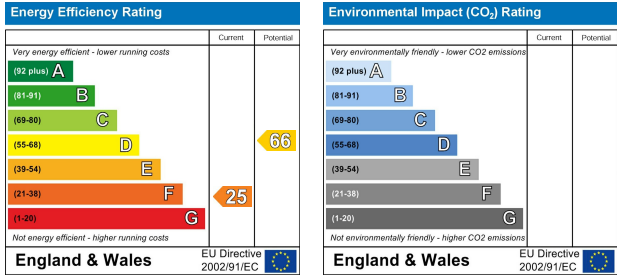
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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